GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development (CRDA) Department - Regulations - Amaravati Land Allotment Regulations, 2017 – Amendments – Approved - Orders – Issued

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(CRDA.2) DEPARTMENT

G.O.MS.No.89 **Dated:07.03.2018.**

Read the following:

1. G.O.Ms.No.229, MA & UD (CRDA.2) Department, dated:15.6.2017
2. From the Commissioner, APCRDA, letter Rc.No.CRDA14024(34) /54/2016 -MANAGER3-ECNMCDEV- APCRDA- Part(1), Dt:31.10.2017

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ORDER:

In the circumstances reported by the Commissioner, APCRDA in the letter second read above, the Government hereby approve the following amendments to the Andhra Pradesh Land Allotment Regulations, 2017 as revised under sub-section (2) of section 19 of the Andhra Pradesh Capital Region Development Authority Act, 2014.

2. Accordingly, the following notification will be published in an Extra – ordinary issue of the Andhra Pradesh Gazette, dated:07-03-2018.

3. A copy of this order is available in the Internet and can be accessed at the address http://goir.ap.gov.in/

NOTIFICATION

In exercise of the powers conferred by sub-section (2) of section 19 of the Andhra Pradesh Capital Region Development Authority Act, 2014 [Act No.11 of 2014], the Government hereby approve the following amendments to the Amaravati Land Allotment Regulations, 2017 issued in G.O.Ms.No.229, MA & UD (CRDA.2) Department, dated: 15.6.2017.

AMENDMENT

In regulations 6 of the said Regulations, -

I. in sub – regulation 6.1.1, for the words "and commercial uses", the words commercial and social infrastructure uses". Shall be substituted. II. for sub regulation 6.4, the following shall be substituted, namely, -
"6.4 Quality Based Selection: The Authority may use any of the two variants of this method of allotment: **6.4.1 Variant 1: Competitive Bidding process with Technical and Financial bids:** **6.4.1.1** The Authority may use this Method of Allotment 6.4.1.1.1 Where it intends to allot land/plots for Economic, Social and

Infrastructure Development objectives or any combination thereof.

6.4.1.1.2 Where the applicant/bidder is large but not unique.

6.4.1.1.3 Where quality of the Applicant is paramount and there are multiple potential applicants.

6.4.1.1.4 Where the market price vis-à-vis the merits of the Applicants is not determinable.

6.4.1.2 Marketing Booklet: The Marketing Booklet shall in addition to the contents given in these Regulations also include the following:

6.4.1.2.1 The Marketing Booklet in this case shall ask for relevant information from the Applicant regarding the applicant's present strengths in financial terms, technical terms and the ability to carry out the project.

6.4.1.2.2 The Marketing Booklet may also prescribe the minimum eligibility criteria for the allotment of land. For example, financial (e.g., annual turnover of the company) and technical (e.g., past experience of the applicant, number of years in operation and so on).

6.4.1.2.3 The Booklet shall also indicate the developmental goals for the property in terms of numbers of jobs created, total investment, phasing of employment etc.,

6.4.1.3 Applications shall be scrutinized on objective criteria as mentioned in the Marketing Booklet. All the applicants shall be listed in the order of merit determined by the score in the valuation.

6.4.1.4 The Financial Bid of the top scoring applicant shall be opened and processed for approval.

6.4.1.5 The Authority may negotiate with the top scoring applicant to improve the financial bid failing which it may negotiate with the second top scoring applicant and so on.

6.4.2 Variant 2: Technical Bidding process with predetermined land price:

6.4.2.1 The Authority may use this Method of Allotment

6.4.2.1.1 Where it intends to allot land/plots for Economic, Social and Infrastructure Development objectives or any combination thereof.

6.4.2.1.2 Where the applicant/bidder is large but not unique.

6.4.2.1.3 Where quality of the Applicant is paramount and there are multiple potential applicants.

6.4.2.1.4 Where the market price for allotment of land for the intended purpose has been discovered / determined in the past 12 months through the process of market study or through previously held tendering processes for such allotment

6.4.2.2 Marketing Booklet: The Marketing Booklet shall in addition to the contents given in these Regulations also include the following:

6.4.2.2.1 The Marketing Booklet in this case shall ask for relevant information from the Applicant regarding the applicant's present strengths in financial terms, technical terms and the ability to carry out the project.

6.4.2.2.2 The Marketing Booklet may also prescribe the minimum eligibility criteria for the allotment of land. For example, financial (e.g., annual turnover of the company) and technical (e.g., past experience of the applicant, number of years in operation and so on).

6.4.2.2.3 The Booklet shall also indicate the developmental goals for the property in terms of numbers of jobs created, total investment, phasing of employment etc.,

6.4.2.2.4 The Booklet shall give details of the Evaluation items, the Score for each and the Weightage.

6.4.2.2.5 The Booklet shall also prescribe the cut-off score.

6.4.2.3 Applications shall be scrutinized on objective criteria as mentioned in the Marketing Booklet. All the applicants shall be listed in the order of merit determined by the score in the evaluation, in each category.

6.4.2.4 A rank order merit list of the top scoring applicants equivalent to the number of plots notified for allotment, if applicable, in each category, shall be prepared.

6.4.2.5 The Authority may then allot plots based on the merit list, where the option to choose a specific plot shall also follow the rank order in the merit list."

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN
PRINCIPAL SECRETARY TO GOVERNMENT(CRDA)

To
The Commissioner, Printing, Stationery & Stores Purchase, AP,
Vijayawada. (Printing wing Dept., AP, Vijayawada is requested to publish and furnish 500 copies to Government and 500 copies to the Commissioner, APCRDA, Vijayawada)
The Commissioner,
Andhra Pradesh Capital Region Development Authority,
Vijayawada.
The District Collector, Krishna District
The District Collector, Guntur District
The Commissioner, Guntur Municipal Corporation, Guntur
The Commissioner, Vijayawada Municipal Corporation, Vijayawada
The Commissioner & Director of Municipal Administration, A.P. Guntur.

The Director of Town & Country Planning, Andhra Pradesh, Guntur
The Accountant General, Andhra Pradesh, Hyderabad.
The Managing Director and Vice-Chairman of Andhra Pradesh Industrial Infrastructure Corporation (APIIC)
The Vice-Chairman and Managing Director of Andhra Pradesh State Road Transport Corporation (APSRTC);
The Vice-Chairman and Housing Commissioner of Andhra Pradesh Housing Board (APHB); The Chairman and Managing Director, APSPDCL;
The Vice-Chairman & Managing Director, Infrastructure Corporation of AP Ltd;
The Commissioner, Panchayat Raj Department
The Engineer-in-Chief, Public Health Engineering Department
All the Municipalities/ Nagar Panchayats in Capital Region through Commissioner & Director of Municipal Administration.

Copy to :-

The PS to Hon'ble Chief Minister
The PS to Hon'ble Minister for MA&UD
The PS to Hon'ble Minister for Finance
The PS to Chief Secretary
The PS to Principal Secretary to Government, Revenue Department.
The PS to Principal Secretary to Government, MA&UD Dept.,
The PS to Principal Secretary to Government Industries & Commerce Dept.,
The PS to Principal Secretary to Government, TR&B Dept.,
The PS to Principal Secretary to Government Finance Department;
The PS to Principal Secretary to Government EFS&T Department;
The PS to Principal Secretary to Government Housing Department;
The PS to Principal Secretary to Government I&I Department;
The PS to Principal Secretary to Government Panchayat Raj Department;
The PS to Principal Secretary to Government Energy Department;
The Law(I) Department;
All the Departments in AP Secretariat, Velagapudi, Amaravati.

SF/SC.

//FORWARDED : : BY ORDER//

SECTION OFFICER